
Z-2468
JMG HOLDINGS, LLC
R1U TO R3U

STAFF REPORT
September 15, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner, is requesting the rezoning of Lot 61 in Ensmingers Addition located at the northern corner of Wabash Avenue and Green Street. Petitioner plans on constructing loft apartments with indoor parking in this old commercial style building which was most recently used by Best Distributing Company. This site is commonly known as 522 Wabash Avenue, Lafayette, Fairfield 29 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property and land to the north, west and south is zoned R1U, single-family residential. Across Wabash Avenue is I1 zoning, which was rezoned from R1U in 2008 for a restoration and remodeling business. One block south, Harvest Chapel successfully rezoned two lots from R1U and GB to NBU at the corner of Wabash and Ellsworth last spring (Z-2423 and 2424).

AREA LAND USE PATTERNS:

On site is a two-story brick building with an attached one story addition on the north and west sides. The western portion of the building has an overhead garage door that will be used for indoor parking for the residents. South across Green Street is St. Ann's Church with its social hall across Wabash Avenue. Directly east across Wabash is a restoration and remodeling business. Adjoining to both the north and west of the subject site are single-family homes.

TRAFFIC AND TRANSPORTATION:

The site is located at the northern corner of Wabash Avenue and Green Street; Wabash is classified as an urban secondary arterial and Green is classified as a local urban road. Traffic counts taken on Wabash Avenue in 2008 indicate that 4,650 vehicles pass this site daily.

Parking for multi-family uses in the R3U zone is determined by the unit size. Petitioner is currently working with an architect on the design but intends on 8 type 'c' units (470 sq. ft. to 649 sq. ft.) requiring 14 spaces.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This site is served by city sewer and water. If rezoned, no buffering is required by the ordinance.

STAFF COMMENTS:

Petitioner is planning on remodeling this older commercial style building into apartments with indoor parking. Restoration of the exterior facade will bring life back to this historic structure. According to the petitioner, 8 type 'c' units are proposed with four units on each floor of this two-story building.

R3U zoning has a minimum lot width requirement of 70' and maximum lot coverage of 40% by all buildings. The site in question appears to be around 60' wide and the existing building covers the entire lot. The petitioner will need to work the Lafayette Engineer's Office to determine what variances are necessary before work can begin.

Staff has always supported a variety of housing needs, particularly in our neighborhoods surrounding downtown. While most of the Wabash Avenue neighborhood consists of single-family homes with industrial and limited business zoning, multi-family zoning in this location makes sense. The site's close proximity to downtown as well as preserving a historic building and neighborhood redevelopment makes a request for multi-family zoning supportable.

STAFF RECOMMENDATION:

Approval